



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Designation of Portion of Existing City Street Development Impact Mitigation Fee as Interim Regional Traffic Impact Fee

MEETING DATE: March 1, 1995

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt the attached resolution designating 42 percent of Lodi's Street Development Impact Mitigation Fee as the Interim Regional Traffic Impact Fee for improvements on the Regional Congestion Management System.

BACKGROUND INFORMATION: In compliance with State Proposition 111, San Joaquin County and its cities have established a Regional Congestion Management System, administered by the San Joaquin Council of Governments (COG) acting as the Congestion Management Agency. Very briefly, the System consists of all the State highways and regionally significant arterials in the County for which traffic growth and congestion is monitored and for which a minimum level of service is to be maintained. In Lodi, these streets are Highway 12, Lower Sacramento Road south of Turner Road, and Hutchins Street south of Kettleman Lane. Leaving aside many technical details and issues, we need to work toward funding the necessary improvements to maintain this level of service. Lodi, the other cities and the County have been requested to adopt an interim regional traffic impact fee. The request and explanation of the calculation of the fee has been previously provided to the Council and is on file in the office of the City Clerk.

In Lodi, improvements to these streets within our General Plan boundaries have already been included in our development fee program. This approach was typical in the other cities' and the County's fee programs. Recognizing this, and by making other assumptions, an interim regional fee of \$454 per dwelling unit has been recommended. **This is *not* an increase in our fees**, as is explained below.

Lodi's fee program charges \$5,440 per low-density residential acre which, when divided by the planned average density of five units per acre, amounts to \$1,088 per dwelling unit. The regional fee comprises 42 percent of our fee ( $\$454 \div \$1,088 = 0.42$ ). This percentage would be applied to the other land use categories which are all expressed in terms of residential acre equivalents. Lodi's fee program was based on a total cost of \$15,290,687 of which \$6,446,500 was for projects on Highway 12 and Lower Sacramento Road. (No projects were needed on Hutchins Street.) This represents the same percentage - 42 percent ( $\$6,446,500 \div \$15,290,687 = 0.42$ ). Thus, we can establish the regional component without raising our fees.

APPROVED: \_\_\_\_\_

THOMAS A. PETERSON  
City Manager



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Designation of Portion of Existing City Street Development Impact Mitigation Fee as Interim Regional Traffic Impact Fee  
March 1, 1995  
Page 2

In short, we are simply taking our single Street Development Impact Mitigation Fee Fund and formally breaking it down into two components, regional and local. The only other new requirement would be to annually report to COG on how much money is in the regional fund.

The reason the regional fee is prefaced with the word "interim" is that the assumptions and calculations performed by the staff committee raised a number of questions. Some will take extensive technical work to answer, others will require policy decisions by the COG Board, the County Board of Supervisors and the city councils. This process will be both expensive and time consuming. This program needs to be well thought out and win gradual acceptance to be successful. Therefore, this first step is a small one.

Based on the direction provided at the February 14, 1995 Council shirtsleeve session, the attached resolution has been prepared for adoption.

FUNDING: None required.



Jack L. Ronsko  
Public Works Director

Prepared by Richard C. Prima, Jr., City Engineer

JLR/RCP/lm

Attachment

cc: City Attorney  
City Engineer  
San Joaquin County Public Works Dept. - Tom Flinn  
San Joaquin County Board of Supervisors  
San Joaquin Council of Governments

RESOLUTION NO. 95-30

A RESOLUTION OF THE LODI CITY COUNCIL  
DESIGNATING A PORTION OF EXISTING CITY STREET DEVELOPMENT  
IMPACT MITIGATION FEE AS INTERIM REGIONAL TRAFFIC IMPACT FEE

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WHEREAS, the voters of the State of California, as part of Proposition 111, required local agencies to implement measures to reduce future traffic congestion; and,

WHEREAS, the City of Lodi has previously adopted a Street Development Impact Mitigation Program which identifies certain street improvements and associated costs within the City of Lodi to accommodate growth contemplated under the City's General Plan; and,

WHEREAS, the San Joaquin Council of Governments, acting as the Congestion Management Agency, has established the San Joaquin County Congestion Management Program System which consists of State Highways and other principal arterials for which a certain level of service is to be maintained; and,

WHEREAS, the San Joaquin Council of Governments has identified certain improvements and associated costs necessary to maintain the level of service to accommodate additional growth; and,

WHEREAS, the San Joaquin Council of Governments has calculated a uniform cost per new dwelling unit equivalent based on said improvements and costs; and,

WHEREAS, said uniform cost per dwelling unit equivalent is equal to forty-two percent of the Street Development Impact Mitigation fee presently charged in the City of Lodi; and,

WHEREAS, the City's Street Development Impact Mitigation Fee Program includes improvements on certain streets that are part of the Congestion Management Program System and the estimated cost of these improvements is forty-two percent of the total cost of the program;

BE IT RESOLVED now...that:

1) The City shall establish a separate account under its Street Development Impact Mitigation Fee Fund the Regional Congestion Management System; and,

2) Commencing with the effective date of this Resolution, forty-two percent of the Street Development Impact Mitigation Fees collected by the City shall be placed in said Regional account, together with plus interest; and,

3) Future City fee adjustments shall also include an appropriate adjustment to the percentage specified above; and,

4) Expenditures from said account shall be in compliance with applicable law, and shall be specifically approved by the City Council.

Dated: March 1, 1995


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I hereby certify that Resolution No. 95-30 was passed and adopted by the Lodi City Council in a regular meeting held March 1, 1995 by the following vote:

AYES: COUNCIL MEMBERS - Pennino, Sieglock, Warner and Mann (Mayor)

NOES: COUNCIL MEMBERS - Davenport

ABSENT: COUNCIL MEMBERS - None

  
JACQUELINE L. TAYLOR  
Acting City Clerk